



## **Order Approving CPC Recommendation to Fund O'Donnell Park Capital Improvements, Appropriate \$550,082**

**Whereas**, residents of the City of Lowell voted to accept the Community Preservation Act in November of 2019, in accordance with Chapter 267 of the Acts of 2000; and

**Whereas**, a Community Preservation Fund has been created using 1% of the City's property tax levy, excluding: (1) the first \$100,000 of residential property value; (2) full commercial property value, and (3) property owned and occupied as a domicile by a person who would qualify for low-income housing or low- or moderate-income senior housing; and

**Whereas**, a Community Preservation Committee was created by Ordinance of the City Council found in Chapter 9, Article XIV, §9-46 to §9-51; ("Ordinance") and

**Whereas**, each fiscal year the Community Preservation Committee shall make recommendations to the City Council in accordance with the provisions of the Ordinance and General Laws of Massachusetts in the form of a budget for appropriations and/or reserves from the Community Preservation Fund; and

**Whereas**, based on the Community Preservation Committee's recommendation the City Council shall make such appropriations or reserves from the Community Preservation Fund that spend or set aside not less than 10% of the annual revenues in the Community Preservation Fund for open space, not less than 10% of the annual revenues for historic preservation, not less than 10% of the annual revenues for community housing, and any remaining amount into budgeted reserves; and

**NOW THEREFORE BE IT ORDERED**, that, upon recommendation of the Lowell Community Preservation Committee, and in order to undertake community preservation projects with community preservation fund revenues for Fiscal Year 2023, the respective sums of money specified in the schedule hereinafter set out be, and the same hereby, are, appropriated for expenditure under the direction of the Community Preservation Committee in accordance with the terms of a grant agreement or memorandum of understanding in compliance with the Ordinance and General Laws of Massachusetts.

**Appropriation:**

Applicant: City of Lowell

Project: Capital improvements, including a new playground at O'Donnell Park.

Recommended Amount: \$550,082

<b>From: 1713</b>	<b>386100</b>	<b>Open Space/Outdoor Rec</b>	<b>\$98,508.50</b>
<b>From: 1713</b>	<b>386400</b>	<b>General Reserve</b>	<b>\$451,573.50</b>

**Community Preservation Act  
Funding Eligibility Form**

Adam Baacke  
Chairman

Submit 10 copies of the application and attachments.

The following form is made for the City of Lowell Community Preservation Committee to ensure that proposed projects meet eligibility requirements pursuant to Section 5.2 of the Massachusetts Community Preservation Act. This form must be submitted and approved prior to the acceptance of your application. Please visit the City of Lowell Community Preservation Committee website (<https://www.lowellma.gov/1532/Community-Preservation-Committee>) for the meeting schedule and filing deadlines.

Project Title: O'Donnell Park Improvements

Project Address: 1170 Gorham Street

Applicant Name/Organization: City of Lowell, Department of Planning and Development

Project Budget:  
Estimate Total Project Budget: \$ \$1,668,750

Estimated CPA Funds Requested: \$ \$1,668,750

Estimated Funding from Alternative Sources: \$ \_\_\_\_\_ (location not eligible for CDBG)

Contact Name: Jess Wilson, Design Planner

Phone: 978-674-1413 Email: jwilson@lowellma.gov

Mailing Address: JFK Civic Center; 50 Arcand Drive; Lowell, MA 01852

Do you own the subject property? \* Yes:  No:   
\*if subject property is City owned, please contact Serena Gonzalez at (978) 674-1472

If no, do you have permission from the current owner to use the property? Yes:  No:

Will you be utilizing CPA funds to acquire the property? Yes:  No:

Do you have experience completing similar projects? Yes:  No:

If no, are you working with an architect, engineer, or contractor? Yes:  No:



If yes, who? \_\_\_\_\_

Have you contacted a relevant City Department for input? Yes: \_\_\_ No: \_\_\_

If yes, which Department? \_\_\_\_\_

CPA Eligibility Chart:

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No <small>(unless acquired or created with CPA \$\$)</small>	Yes	Yes	No <small>(unless acquired or created with CPA \$\$)</small>

CPA Program Area (choose one):

Historic Preservation: \_\_\_ Open Space: \_\_\_ Recreation:  Community Housing: \_\_\_

Project Purpose (choose one):

Acquire: \_\_\_ Create: \_\_\_ Preserve: \_\_\_ Support: \_\_\_ Rehab/Restore:

Project Summary (Provide a brief description of project):

This proposal is for capital improvements to O'Donnell Park (1170 Gorham Street), a 15.29 acre public city park and grounds of the Shaughnessey Elementary School and Butler Middle School located in Lowell's Sacred Heart neighborhood.

O'Donnell Park is the largest park in Sacred Heart and centrally located, making it a vital asset to the neighborhood. The renovation and enhancement of O'Donnell Park will ensure that this important open space amenity can continue to be enjoyed by the community for years to come.

O'Donnell Park features a splash pad, 3 basketball courts, 3 tennis courts, a baseball field, and a playground primarily used by Shaughnessey Elementary School students. DPD Staff met with the Shaughnessey School Principal in Spring 2022 to discuss their needs for an improved playground that is safer and more inclusive. The proposed scope of work includes replacing the existing playground features with a universally accessible playground with poured-in-place rubber surface, installing a new irrigation system for the baseball field, resurfacing the tennis courts and replacing 2 of the courts with court striping and associated equipment for pickleball and handball, resurfacing the basketball courts and painting a ground mural to bring public art and color to the space, installing a new outdoor classroom space, installing multilingual signage including an Alternative/Augmentative Communication (AAC) board to aid in non-verbal communication, and painting a path that connects the park features and increases the park's visibility as a public amenity. These improvements will help the City meet several goals in the 2019-2026 Open Space and Recreation.

Please make sure you have carefully reviewed the eligibility requirements for Community Preservation Act projects as outlined in the City of Lowell Community Preservation Plan. You may attach any additional information pertinent to this project that may assist in determining eligibility. Forms can be submitted to Serena Gonzalez by email at [SGonzalez@lowellma.gov](mailto:SGonzalez@lowellma.gov) or at 375 Merrimack Street, Room 51, Lowell, MA 01852.

For CPC Use: Eligible:  Not Eligible:  Date: 8/25 Reviewer: S-D

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## *Community Preservation Act Project Application Checklist*

Adam Baacke  
*Chairman*

### **Application Requirements and Attachments**

Submit 10 copies of the application and attachments.

1. Previously completed and approved CPA Eligibility Form to be used as a cover sheet.
2. Project Narrative (Complete in Application Below)
  - a. Describes location and proposed use of project, as well as the scope of work.
  - b. Addresses how the project meets Community Preservation Act eligibility requirements.
  - c. Addresses how the project ascribes to the goals outlined in the City of Lowell Community Preservation Plan, Sustainable Lowell 2025 Plan, and the City of Lowell Open Space and Recreation Plan.
  - d. Explains how the proposed project serves a community need.
3. Proof of ownership, or proof of agreement with property owner to use land for the proposed project.
4. Feasibility (Complete in Application Below)
  - a. Explains any further approvals (special permits, variances, etc.) necessary for final project approval.
5. Updated Budget Information
  - a. Provides an outline of overall budget.
  - b. Includes breakdown of how CPA funds will be used (i.e., will this project require multi-year funding?)
  - c. Describes all funding sources for the proposed project.
  - d. If applicable, detail the amount of CPA funds ascribed to each of the four CPA goals (Historic Preservation, Open Space, Recreation, and Community Housing).
  - e. Include cost estimates from contractor/architect/engineer.
  - f. States whether or not funds can be accepted over multiple years.
6. Project Timeline
  - a. Description of projected major milestones for the project, as well as an estimated completion date.
7. Maps, Architectural Plans, Site Plans, Photographs (if appropriate)
8. Letters of Support from residents, community groups, City departments, boards or commissions. Applicants are encouraged to contact relevant City departments for input.
9. For Historic Preservation Projects Only: Documentation stating historical significance of property.
  - a. Documentation stating the project is listed on the State Register of Historic Places.
  - b. Written determination from Lowell Historic Board stating the resource is significant in the history, archaeology, architecture, or culture of Lowell.
  - c. Documentation of the current conditions of the property.

## Project Narrative

### General Narrative:

This proposal is for capital improvements to O'Donnell Park (1170 Gorham Street), a 15.29 acre public City Park and grounds of the Shaughnessey Elementary School and the Butler Middle School located in the Sacred Heart neighborhood. O'Donnell Park is the largest park in Sacred Heart. It's central location makes it a vital open space asset for the neighborhood. O'Donnell Park features a splash pad, 3 basketball courts, 3 tennis courts, a baseball field, and a playground which is primarily used by Shaughnessey Elementary School Students.

Proposed improvements include providing irrigation for the baseball field, upgrading the playground to be more accessible and inclusive, resurfacing the basketball court and replacing equipment, resurfacing and reconfiguring the tennis courts to accommodate 1 tennis, 1 pickleball, and 1 handball court, installing an outdoor classroom, painting and adding paths to create a visually cohesive closed loop connecting disparate park features, and installing multilingual signage including an Alternative/Augmentative Communication (AAC) Board, which aids in non-verbal communication.

These upgrades will improve accessibility and inclusivity at the Park and help the City meet several goals in the "2022 Community Preservation Plan." The "Sustainable Lowell 2025" Master Plan, and the "2019-2026 Open Space and Recreation Plan," including Goal #6/Action #38, "Renovate tennis courts and ballfield at O'Donnell Park." Additional aligned goals are included in the attached proposal.

### How does this project meet Community Preservation Act eligibility?

This project meets the Community Preservation Act eligibility criteria for Recreation because it will rehabilitate/restore outdoor, land-based recreational uses and facilities.

Does this project address a community need? How does it address this need?

O'Donnell Park is located within Census Tract 3122, which is identified by the State of Massachusetts as an Environmental Justice Population meeting the criteria for "minority" designation, with a total minority population of 54%. 6.7% of this population speaks Spanish. The median household income in this tract is \$64,400, which is 75% of the Massachusetts median. Environmental Justice Areas such as this one have been historically overlooked and underfunded, particularly when it comes to parks and open space.

O'Donnell Park accounts for 50% of all park space in South Lowell. It is the only park in the neighborhood which offers a baseball field and tennis courts, and has one of only 3 splash pads in the City which provide vital cooling resources in neighborhoods heavily impacted by urban heat island effect. The Park performs double duty by serving as both a public neighborhood park and as the grounds of the Shaughnessey Elementary School. The isolation that came with the COVID-19 pandemic drew people out of their homes and into their neighborhood parks in droves. As society has adjusted to a "new normal," part of that new normality has been the continued activation of parks and open spaces. While it is wonderful that more people are enjoying the benefits of Lowell's open space assets, it also means an increased burden on maintaining and upgrading parks to meet the evolving needs of residents and visitors. The proposed improvements will help meet the community's open space needs by enhancing accessibility and inclusivity, modifying underutilized tennis courts to diversify their use for pickleball and handball, and introducing public art, wayfinding, and landscaping to make the park more attractive and functional for all.

## Budget

Can you accept funds for the project over multiple years? Yes:  No:

Breakdown of how CPA funds will be used:

CPA funds will be used solely for the rehabilitation and restoration of outdoor, land-based recreational uses and facilities.

DPD is actively researching additional avenues of funding and will likely apply for a Land and Water Conservation Fund (LWCF) grant to close any funding gaps and better leverage the investment of CPA funds. The Shaughnessey School has also offered to aid in fundraising efforts. Should DPD be unable to secure such grants/funds, the intent is to apply for additional CPA funding the following year/s and implement the project in phases. (Funds may be accepted over multiple years).

The highest priority for the first phase of implementation is upgrading the playground.

The attached proposal contains an itemized cost estimate based on recent, comparable work the City has completed which accounts for inflation and the volatility of the current construction market. The estimate changed slightly since the submission of the eligibility application to increase the design fee from 15% to 20% and increase the construction contingency budget from 10% to 20% based on recent trends.

## Feasibility

Will this project require additional approvals (Special Permits, Variances, etc.)? Yes: \_\_\_ No: \_\_\_

If yes, please check the additional approvals necessary for the project below:

Planning Board: \_\_\_ Zoning Board of Appeals: \_\_\_

Site Plan Review: \_\_\_

Variance: \_\_\_

Special Permit: \_\_\_

Special Permit: \_\_\_

Preliminary Subdivision Approval: \_\_\_

Definitive Subdivision: \_\_\_

Planned Residential Development: \_\_\_

Conservation Commission: \_\_\_

Request for Determination of Applicability (RDA): \_\_\_

Notice of Intent (NOI): \_\_\_

Historic Board: \_\_\_

If yes, in which historic district? \_\_\_\_\_

Describe any past experience you, your architect, engineer, or contractor have with similar projects which demonstrates your ability to successfully complete the project. Please include any examples of similar projects you have completed.

As a Design Planner for the City of Lowell, I am responsible for implementing the City's Open Space and Recreation Plan and overseeing the renovations of parks and open spaces from concept through construction. Since starting this role in October 2021, I have worked on the implementation of similar park renovation projects including:

- + Clemente Park - bocce court, basketball court, volleyball courts, skatepark, playground, benches/bleachers \*\*partially funded through CPA\*\*;
- + South Common - irrigation, ADA accessibility, landscaping;
- + Durkin Park - basketball court, playground, paths, landscaping;
- + Kittredge Park, Gallery Park, and Crowley Park - playgrounds;
- + Veteran's Park - paths, memorials, landscaping;
- + Sheed Park - concession/public restroom building;
- + Armory Park - splash pad
- + Koumanzeis Park - athletic lighting, paths, landscaping, pump track.

These are active projects in various states of completion. I work alongside a talented team of City Planners and Project Managers with the experience and institutional knowledge needed to successfully complete this project.

Have you contacted a relevant City Department for input on your application?

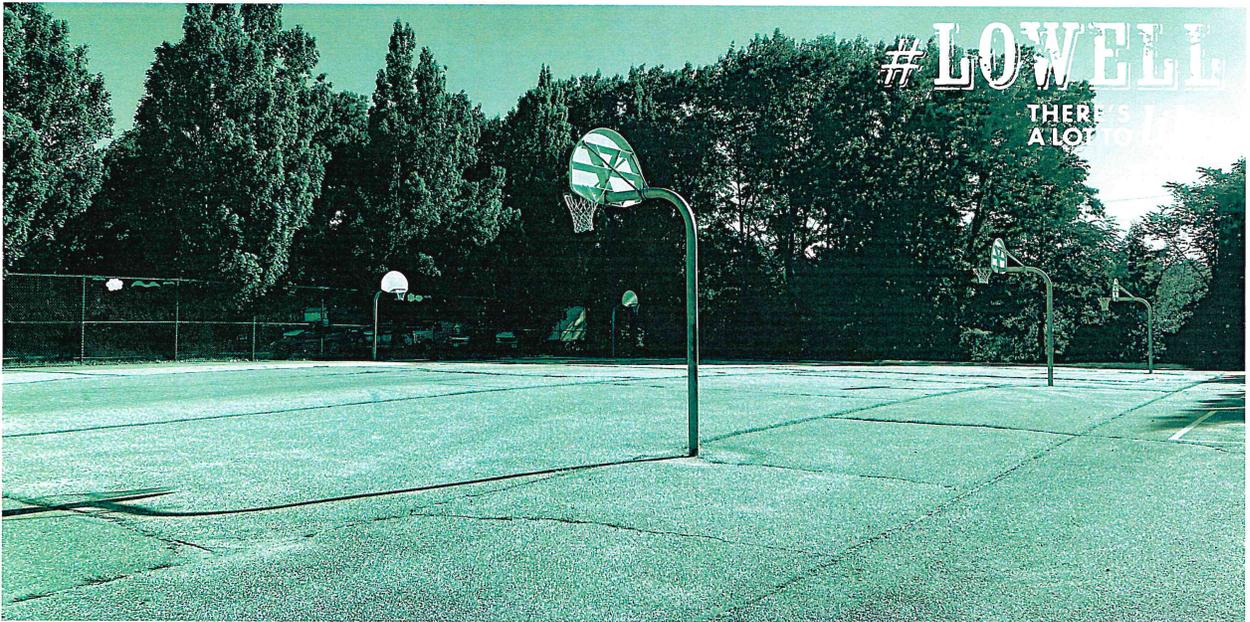
Yes:  No:

If yes, which Department? Planning and Parks Departments

If no, do you plan to contact a City Department? Yes:  No:

All application materials should be submitted both electronically and as a hard copy. Electronic copies can be submitted to Serena Gonzalez at [SGonzalez@lowellma.gov](mailto:SGonzalez@lowellma.gov). Hard copies should be submitted to the Department of Development Services, 375 Merrimack Street, Room 51, Lowell, MA, 01852.



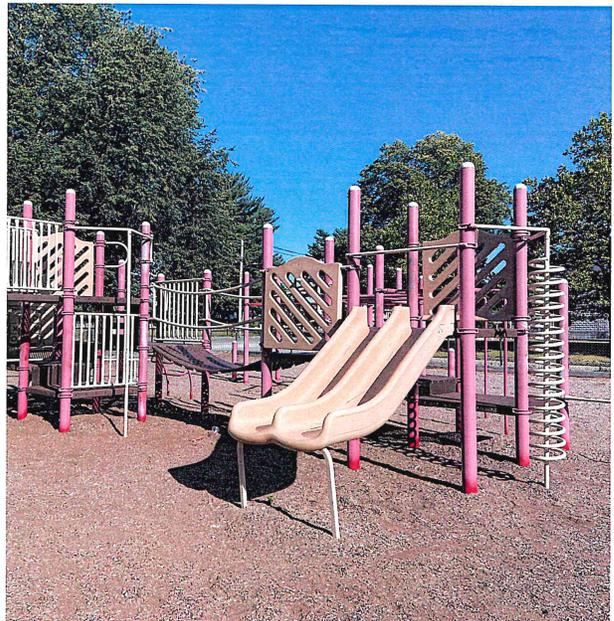


# O'Donnell Park Improvements

A Department of Planning and Development Proposal | July 2022

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## Project Narrative

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Proposed improvements include providing irrigation for the baseball field, upgrading the playground to be more accessible and inclusive, resurfacing the basketball court and replacing equipment, resurfacing and reconfiguring the tennis courts to accommodate 1 tennis, 1 pickleball, and 1 handball court, installing an outdoor classroom, painting and adding paths to create a visually cohesive closed loop connecting disparate park features, and installing multilingual signage including an Alternative/Augmentative Communication (AAC) Board, which aids in non-verbal communication.

These upgrades will improve accessibility and inclusivity at the Park and help the City meet several goals in the "2022 Community Preservation Plan," The "Sustainable Lowell 2025" Master Plan, and the "2019-2026 Open Space and Recreation Plan," including Goal #6/Action #38, "Renovate tennis courts and ballfield at O'Donnell Park."

This project meets the Community Preservation Act eligibility criteria for Recreation because it will rehabilitate/restore outdoor, land-based recreational uses and facilities.



### Alignment with OSRP Goals:

- **Goal #5 / Action #5:** Install maps at parks that show the locations of other parks and green spaces in the area and routes to follow to get there.
- **Goal #5 / Action #6:** Translate important signage and information about open space and recreational opportunities into other languages
- **Goal #6 / Action #33:** Renovate tennis courts and ballfield at O'Donnell Park.
- **Goal #6 / Action #38:** Restripe select tennis courts to include line markings for Pickleball and purchase appropriate nets.

## Alignment with City Goals



### Alignment with Sustainable Lowell 2025 Goals:

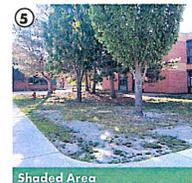
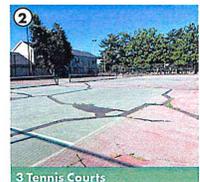
- **Sustainable Neighborhoods Objective #7:** Ensure the integration of nature, green space, and high quality recreational resources into the urban landscape.



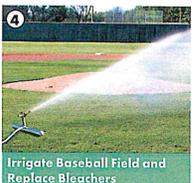
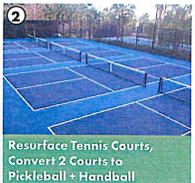
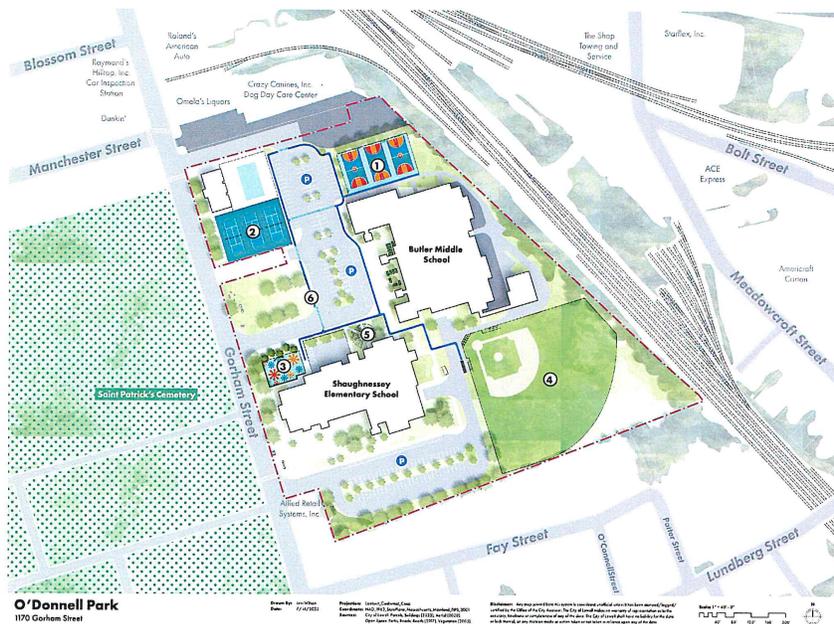
### Alignment with 2022 Community Preservation Plan Goals:

- **Open Space and Outdoor Recreation Goal #1:** Fund capital improvements to existing City parks and open space to improve overall utilization of these spaces.
- **Open Space and Outdoor Recreation Goal #4:** Invest in capital improvements to create new parks or revamp under-performing parks in neighborhoods that lack adequate open space and recreation opportunities.

## Existing Conditions



# Proposed Improvements



**O'Donnell Park**  
1170 Carham Street

Project No. 22-000000  
Date: 07/20/2022

Prepared by: [Faint text]  
Reviewed by: [Faint text]

Scale: 1" = 40' 0"

## Existing Conditions



**Basketball Courts:** O'Donnell Park has 3 full-size basketball courts. The court surfaces are extensively cracked with grass and weeds growing through. Basketball hoops look worn and dirty, but are otherwise functional. The fencing around the courts is in good shape.



**Tennis Courts:** O'Donnell Park has 3 full-size tennis courts. The court surfaces are extensively cracked with grass and weeds growing through. The nets are in a state of disrepair, some of the posts are leaning extensively. The fencing around the court is in good shape, with the exception of a small portion of fencing in the south-east corner of the court which is broken and sectioned off with caution tape.



**Playground:** The playground at O'Donnell Park is in a severe state of disrepair with major cracks and holes in the plastic. The mulch surface has become so compacted that most equipment is a dangerous height from the ground. The fencing around the perimeter of the playground is in good shape, with the exception of 1 gate which needs to be replaced.



**Baseball Field:** The baseball field is extremely dry and dusty and would benefit immensely from added irrigation. Fencing and equipment is otherwise in good condition. There are 2, 3-tier metal bleachers facing onto the baseball field which are broken.



**Shaded Area:** There is a shaded area adjacent to the playground which is sometimes used for passive recreation.



**Paths:** Park features feel very disconnected from each other. There is a network of paths but little signage or indication of continuity. It could help to paint a path that connects the park features, and add signage and maps to indicate to visitors where public open space amenities are located in the neighborhood. Signage could include an Alternative/Augmentative Communication (AAC) Board located near the playground to aid in non-verbal communication.

## Proposed Improvements



**Resurface Basketball Courts + Replace Equipment:** The basketball courts should be resurfaced, and all six basketball hoops should be replaced, or cleaned at a minimum. The basketball courts are a great opportunity for a ground mural to introduce public art and color into the Park.



**Resurface Tennis Courts + Replace Equipment:** The under-utilized tennis courts should be resurfaced, and one tennis net replaced. They other two courts should be converted into pickleball and handball courts with the appropriate equipment and striping.



**Install New Accessible Playground with PIP Rubber Surface:** The existing playground should be demolished and replaced with a universally accessible playground, similar to the one that the City built in Centralville's Hovey Park in 2021, with features that accommodate all age groups and abilities. The mulch surface should be replaced with poured-in-place rubber which is safer, easier to maintain, and more attractive. Additional shade trees and seating should be added around the perimeter of the playground.



**Irrigate Baseball Field and Replace Bleachers:** Add irrigation to the field and replace the bleachers.



**Install New Outdoor Classroom:** The Shaughnessey School Principal expressed interest in adding an outdoor classroom space to diversify learning opportunities for students and enhance connectivity with nature. The shaded area next to the playground would be a suitable location to implement this feature. The classroom should be accessible and adaptable to meet a variety of programmatic needs.



**Install Painted Path + Signage:** A painted path connecting park features would help create a sense of cohesion and identity for the park - a colorful wayfinding tool for visitors to identify and navigate to public park amenities. Multilingual signage and maps could also be added to clarify the park layout and identify where other public open space amenities are located in the neighborhood. Signage could include an Alternative/Augmentative Communication (AAC) Board located near the playground to aid in non-verbal communication.

## Estimated Scope of Work + Budget

Proposed Scope of Work	Estimated Cost
Design + Engineering (20% of construction budget)	\$267,000
LSP Oversight (Ongoing Environmental Remediation Work in Baseball Field)	\$100,000*
Demolition + Site Preparation	\$20,000
Resurface Basketball Courts	\$200,000
Replace 6 Basketball Hoops/Nets	\$2,000
Paint Ground Mural/Striping on Basketball Courts	\$100,000
Resurface Tennis Courts, Stripe for (1) Tennis (1) Pickleball + (1) Handball Court	\$200,000
Replace (1) Tennis Nets, Purchase (1) Pickleball Net	\$2,000
Construct Wall for Handball	\$4,000
Repair Fencing in South-East Corner	\$2,000
Install New Universally Accessible Playground	\$200,000
Install Poured-in-Place Rubber Surfacing (Approx. 5500 square feet)	\$200,000
New Seating Around Playground	\$20,000
New Trees at Playground (5)	\$10,000
Install New Irrigation System for the Baseball Field	\$200,000
Replace (2) 3-tier Bleachers at Baseball Field	\$5,000
Install an Outdoor Classroom	\$20,000
Paint Sidewalks to Create Continuous Path Between Park Features	\$40,000
Install Multilingual Wayfinding Signage/ Maps and an AAC Board	\$10,000
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>\$1,335,000</b>
Contingency (20% of construction budget)	\$267,000
<b>TOTAL PROJECT BUDGET</b>	<b>\$1,869,000</b>

\*There is ongoing environmental remediation work associated with the area that the baseball field is located in. Installing a new irrigation system will require oversight from a Licensed Site Professional (LSP). The cost associated with this depends on the amount of soil that will need to be removed.

## Project Timeline

Task	Duration
Secure Funding	6-12 months
Bid out Design Scope	1-2 month
Execute Contract with Selected Design Vendor	1-3 months
Develop/Refine Design Drawings	2-4 months
Produce Construction Documents and Specifications	2-4 months
Bid out Construction Scope	1-2 month
Execute Contract with Selected Construction Vendor	1-3 months
Complete Construction	6-10 months
Punch List	1-4 weeks
Post Occupancy Evaluation	n/a
<b>TOTAL PROJECT BUDGET</b>	<b>Min. 21 -Max. 44 months</b>



**LOWELL PUBLIC SCHOOLS**  
**JOHN J. SHAUGHNESSEY SCHOOL**  
 1158 Gorham Street  
 Lowell, Massachusetts 01852



Dr. Katrina Esparza, Principal  
 Mrs. Maureen Ward-Nault, Assistant Principal

Tel: (978) 937-7657  
 Fax: (978) 446-7074

September 12, 2022

Community Preservation Act Committee

City of Lowell, MA

375 Merrimack Street

Lowell, MA 01854

Dear Members of the Community Preservation Committee,

I am pleased to submit this letter expressing my full support for the O'Donnell Park Project. The proposal for capital improvements to the park includes much-needed upgrades to our student's playground and outdoor learning spaces. The existing playground is in a severe state of disrepair and the mulch surface has become so compacted that much of the equipment is dangerously high off the ground. Having safe, engaging outdoor learning and play spaces is integral to the student's physical, mental, and social development.

The contribution of CPA funds toward this project will go a long way in improving the quality of outdoor education for Shaughnessey Students by improving safety, accessibility, and inclusivity. Thank you for considering this important project to improve O'Donnell Park so that Shaughnessey students and the surrounding community can continue to enjoy it for years to come.

Sincerely,

Dr. Katrina Esparza, Principal



# Donahoe Park Improvements

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A Department of Planning and Development Proposal | July 2022

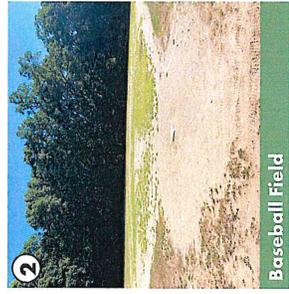
# Existing Conditions



Drawn By: Jim Wilson  
 Date: 7/17/2022  
 Projection: NAD83 / North Carolina State Plane, NAD83 / North Carolina State Plane  
 Source: City of Lowell, Parks, Recreation, Planning, and Public Works Department  
 Open Space, Parks, Recreation, Planning, and Public Works Department (2022)

Disclaimer: Any information on this system is considered unclassified unless it has been stamped/flagged/otherwise identified as such. The City of Lowell shall have no liability for the data or information contained herein, or any inaccuracies or omissions, or any other information or data that may be used in reliance on the data.

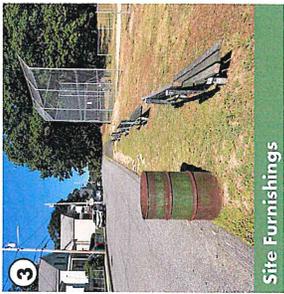
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 0' 40' 80' 120' 160' 200'



1 Playground



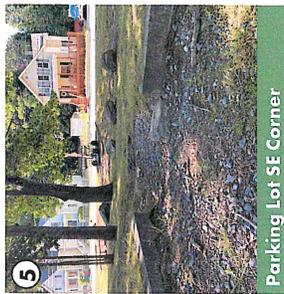
2 Baseball Field



3 Site Furnishings



4 Basketball Court



5 Parking Lot SE Corner



6 Shedd Park

# Proposed Improvements

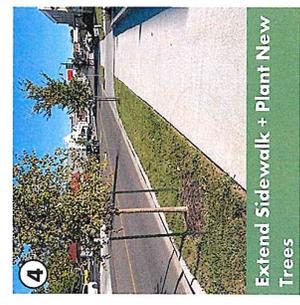
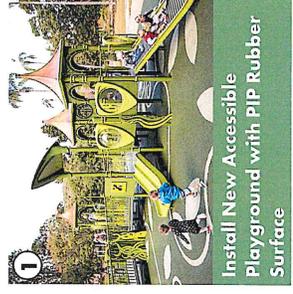
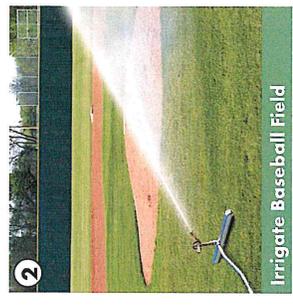


**Donahoe Park**  
2 Stratham Street

Prepared by: Jay Wilson  
Date: 7/17/2023  
Project: Outdoor Cultural Corridor  
Location: Cultural Corridor, Number 1000, 2000  
City of Donahoe, Parks, Buildings (2023), Annual (2023),  
Sewer  
Open Space, Parks, Trails, Trails (2023), Vegetation (2023).

Disclaimer: Any map printed from this system is considered unofficial unless it has been stamped/signed/verified by the City of Donahoe. The City of Donahoe does not assume any liability for the data or for the use of any data made or obtained or not shown in reliance upon any of the data.

Scale: 1" = 40', 10'  
40' 80' 120' 160' 200'



## Existing Conditions



**Playground:** There are 3 distinct, unconnected playground features: a climbing apparatus with a slide, a play structure resembling a truck, and a swing set with 4 swings. The climbing feature with the slide and the truck feature both have mulch surfaces with timber edging, the swings have a grass/dirt surface. None of the features are accessible and while in adequate condition, are out-dated and less inclusive than newer available playground equipment.



**Baseball Field:** The baseball field is extremely dry and dusty and would benefit immensely from added irrigation. Fencing is in good condition, but the two dugout benches are broken and need to be replaced.



**Site Furnishings:** There are 4 picnic tables, 8 benches, and 3 trash cans in the park, which are all in a significant state of disrepair. None of the benches or picnic tables are ADA-accessible.



**Basketball Court:** The basketball court surface and equipment are in excellent condition.

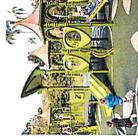


**Parking Lot SE Corner:** There are stormwater drainage issues causing erosion at the South-East corner of the Donahoe Park parking lot.



**Shedd Park:** Donahoe Park feels very isolated, despite its proximity to the Pyne School and Shedd Park, which offers great walking trails and a variety of park amenities including tennis courts, baseball fields, basketball courts, playgrounds, a splash pad, a running track, picnic areas, and wooded walking trails.

## Proposed Improvements



**Install New Accessible Playground with PIP Rubber Surface:** The existing playground features should be demolished and replaced with a cohesive universally accessible playground, similar to the one that the City built in Centralville's Hovey Park in 2021, with features that accommodate all age groups and abilities. The mulch surface should be replaced with poured-in-place rubber which is safer, easier to maintain, and more attractive.



**Irrigate Baseball Field:** Add irrigation to the field and replace the dugout benches.



**Replace and Add Benches, Picnic Tables, and Trash Cans:** Replace all picnic tables, benches, and trash cans and add additional. At least some of the picnic tables and benches should be wheelchair accessible and situated on concrete pads off of ADA-accessible paths.



**Extend Sidewalk + Plant New Trees:** Extend the existing sidewalk beyond the baseball field to the basketball court and driveway to the back of the Pyne School. Plant additional shade trees.



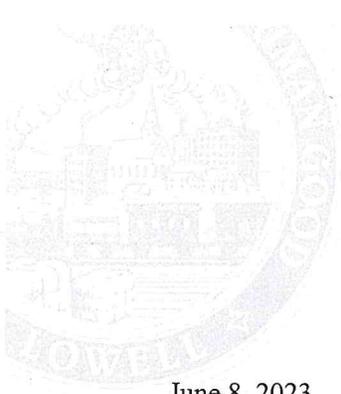
**Install Rain Garden:** Install a rain garden with educational signage at the South-East corner of the parking lot to manage stormwater runoff.



**Install Multilingual Signage:** Multilingual signage and maps should be added which illustrate additional open space amenities in the neighborhood and routes to access them. An Alternative/Augmentative Communication (AAC) Board should be installed near the playground to aid in non-verbal communication.

## Estimated Scope of Work + Budget

Proposed Scope of Work	Estimated Cost
Design + Engineering (15% of construction budget)	\$96,300
Demolition + Site Preparation	\$10,000
Install New Universally Accessible Playground	\$200,000
Install Poured-in-Place Rubber Surfacing (Approx. 5500 square feet)	\$200,000
Install Irrigation for the Baseball Field	\$100,000
Replace (2) Dugout Benches at Baseball Field	\$1,000
Site Furnishings (12 Benches, 6 Picnic Tables, 3 Trash Cans)	\$100,000
Extend Sidewalk	\$10,000
Plant 4 New Trees Along New Sidewalk	\$6,000
Install Rain Garden with Sign	\$10,000
Install Multilingual Wayfinding Signage/ Maps and an AAC Board	\$5,000
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>\$642,000</b>
Contingency (10% of construction budget)	\$64,200
<b>TOTAL PROJECT BUDGET</b>	<b>\$802,500</b>



Thomas A. Golden, Jr.  
*City Manager*

June 8, 2023

Mayor Sokhary Chau  
And  
Members of the Lowell City Council

Dear Mayor Chau and Members of the Lowell City Council,

I respectfully request that the City Council vote to expend Five Hundred Fifty Thousand and Eighty-Two Dollars (\$550,082) of Community Preservation Act funding for capital improvements to O'Donnell Park. The proposal received a positive recommendation from the Community Preservation Committee on January 12, 2023, and received a positive recommendation from the Joint Neighborhood and Finance Subcommittee on June 1, 2023.

Please find the full application attached below.

Sincerely,

Thomas A. Golden, Jr.  
City Manager

CC: Yovani Baez-Rose, Assistant City Manager / DPD Director  
Lloyd DeJesus, Director of Development Services  
Francesca Cigliano, Senior Planner  
Dylan Ricker, Associate Planner